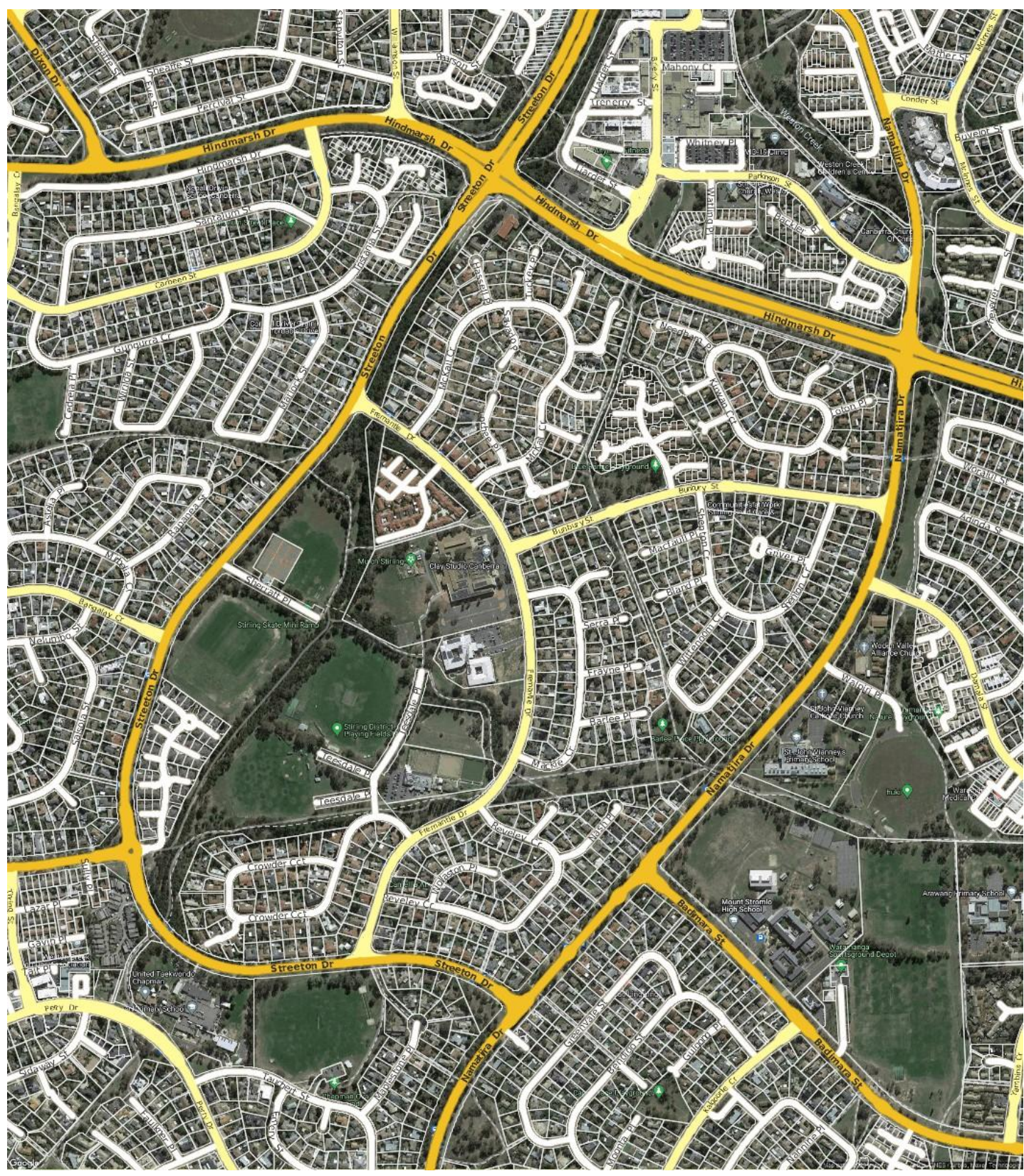


SUBURB FLYOVER REPORT

STIRLING (HOUSE)

Prepared by [Independent Property Group](#)

STIRLING - Suburb Map



STIRLING - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	35	\$ 395,000	0.0 %	\$ 269,000	\$ 570,000
2006	19	\$ 442,000	11.9 %	\$ 325,000	\$ 616,000
2007	25	\$ 467,500	5.8 %	\$ 166,622	\$ 720,000
2008	19	\$ 505,000	8.0 %	\$ 415,000	\$ 705,000
2009	28	\$ 487,500	-3.5 %	\$ 245,000	\$ 740,000
2010	19	\$ 570,250	17.0 %	\$ 481,000	\$ 711,000
2011	18	\$ 547,500	-4.0 %	\$ 250,000	\$ 705,000
2012	16	\$ 610,000	11.4 %	\$ 250,000	\$ 830,000
2013	15	\$ 575,000	-5.7 %	\$ 450,000	\$ 720,000
2014	24	\$ 595,000	3.5 %	\$ 450,000	\$ 720,000
2015	20	\$ 585,250	-1.6 %	\$ 255,000	\$ 797,000
2016	6	\$ 577,500	-1.3 %	\$ 500,000	\$ 691,500
2017	17	\$ 700,000	21.2 %	\$ 35,000	\$ 970,000
2018	23	\$ 800,000	14.3 %	\$ 550,000	\$ 1,030,000
2019	19	\$ 750,000	-6.2 %	\$ 540,000	\$ 900,000
2020	27	\$ 850,000	13.3 %	\$ 191,500	\$ 1,437,000
2021	25	\$ 1,065,000	25.3 %	\$ 757,000	\$ 1,597,000
2022	19	\$ 1,090,000	2.3 %	\$ 775,000	\$ 1,325,000
2023	5	\$ 1,100,000	0.9 %	\$ 1,045,000	\$ 1,320,000

Median Sale Price

\$1.1m

Based on 11 recorded House sales within the last 12 months (Oct '22 - Sep '23)

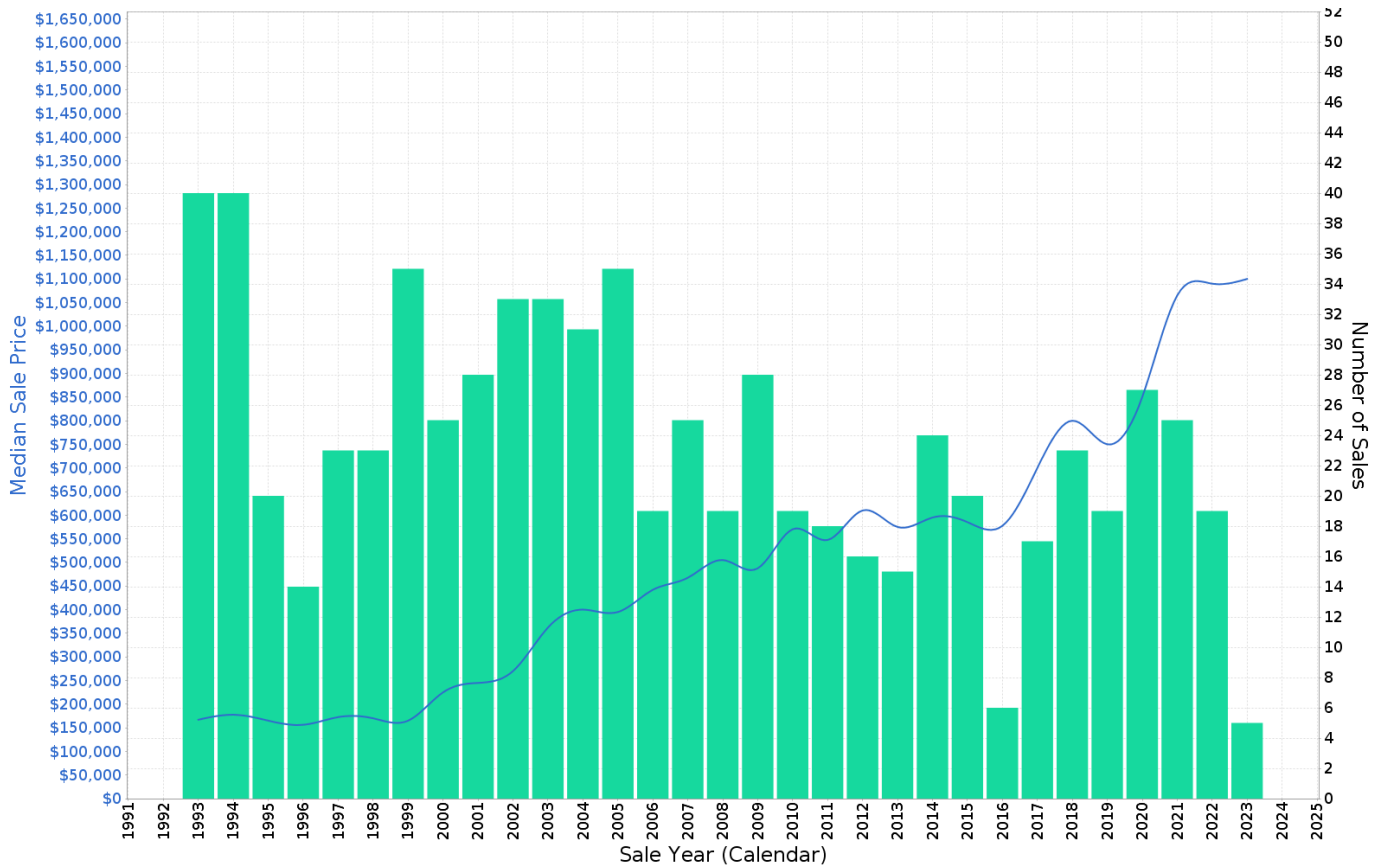
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

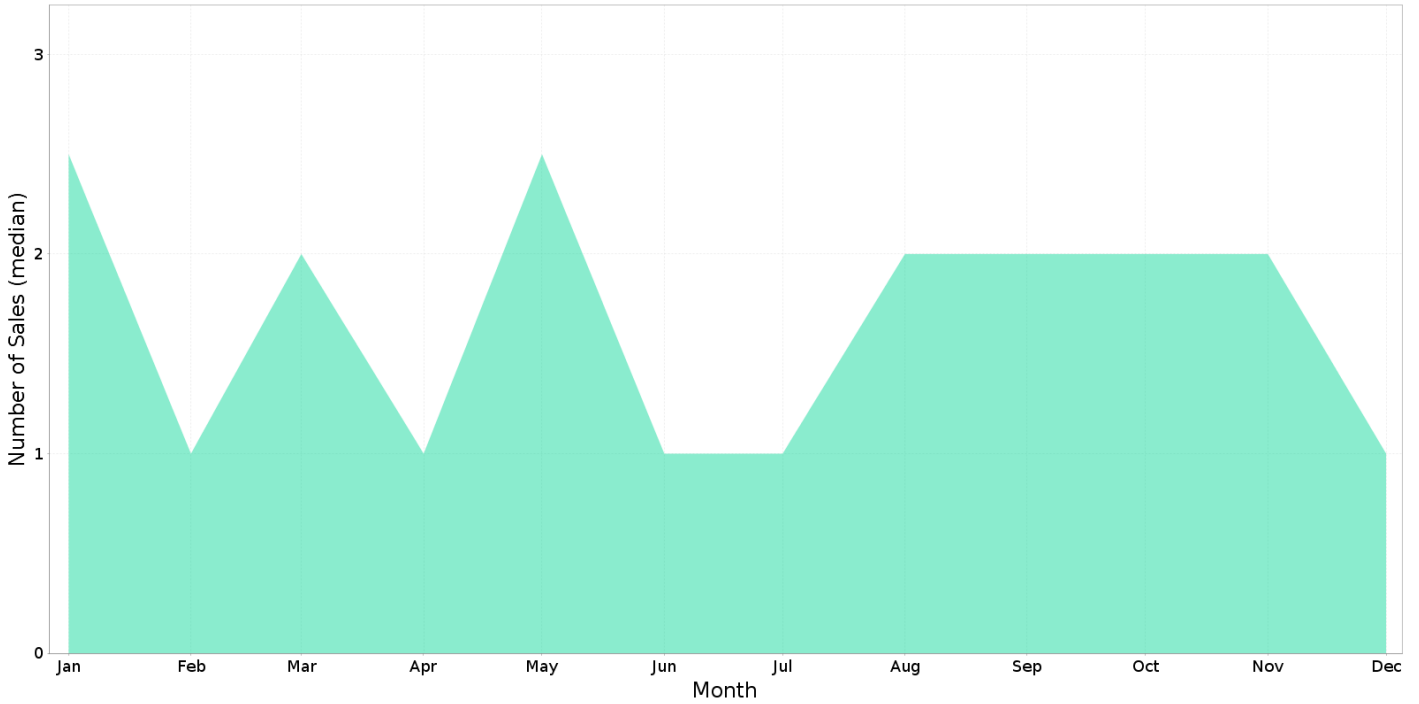
-7.9%

Current Median Price: \$1,100,000
Previous Median Price: \$1,195,000

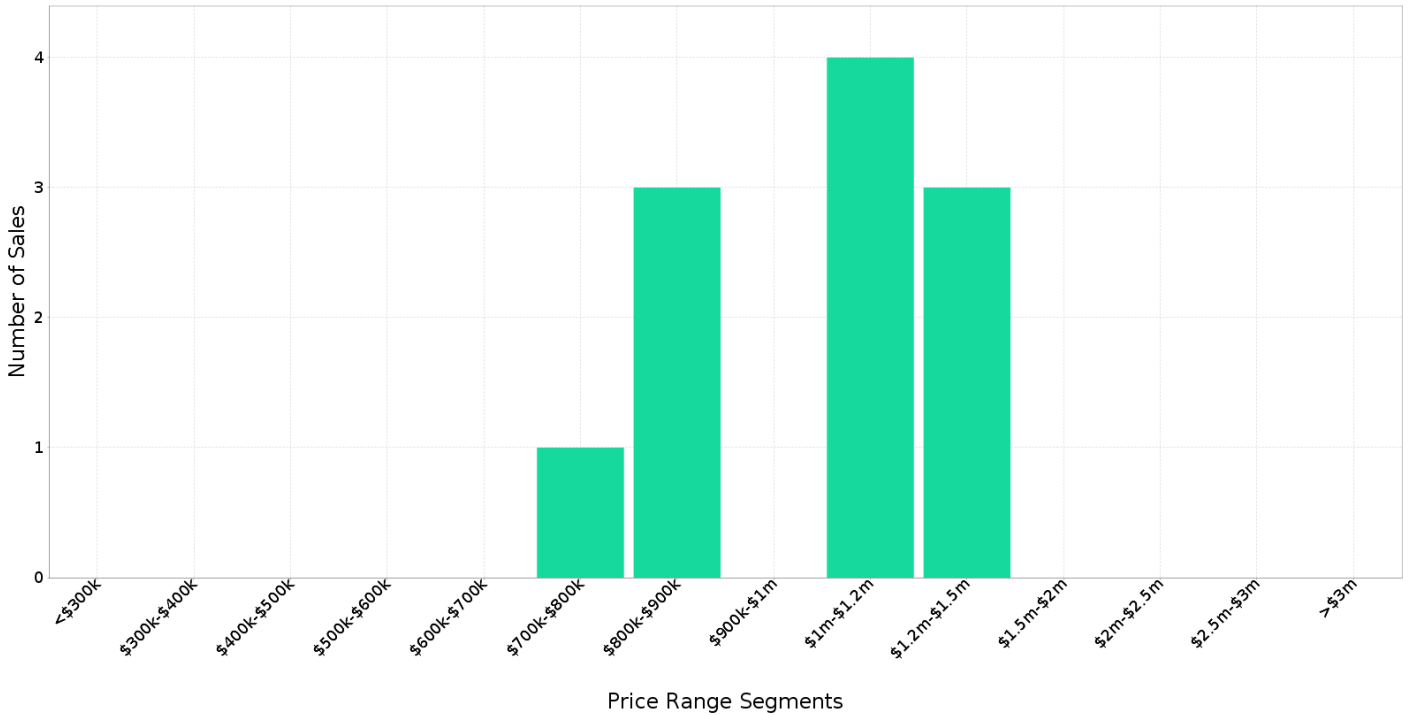
Based on 35 recorded House sales compared over the last two rolling 12 month periods



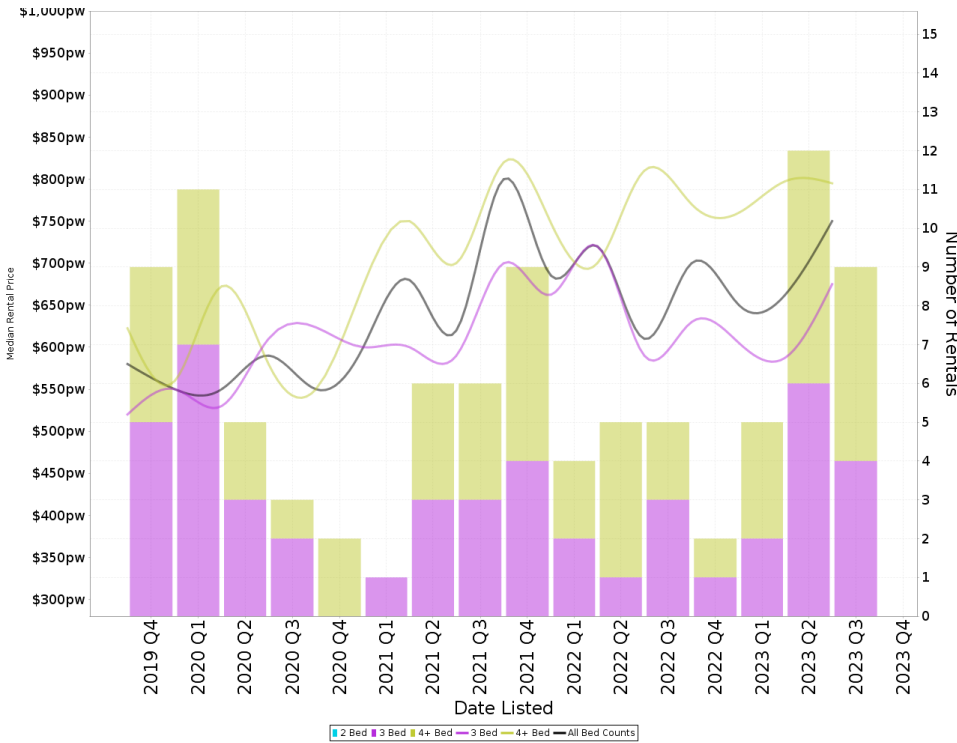
STIRLING - Peak Selling Periods (3 years)



STIRLING - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.9%

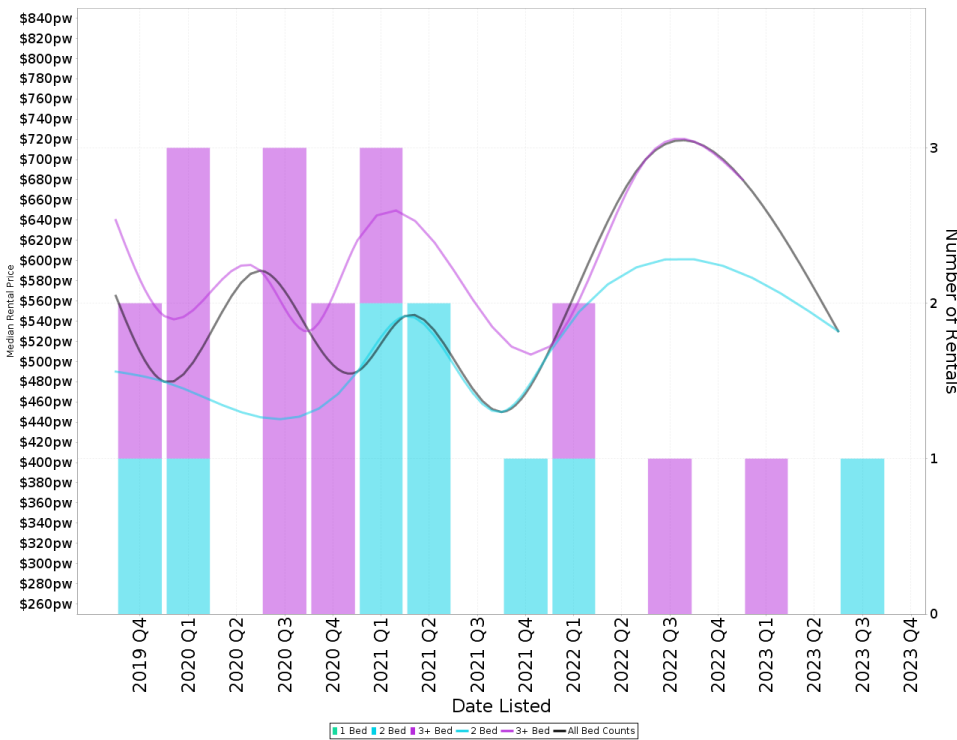
Current Median Price: \$1,100,000
 Previous Median Price: \$1,195,000
 Based on 35 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,100,000
 Current Median Rent: \$725
 Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$820,000
 Previous Median Price: \$810,000
 Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$820,000
 Current Median Rent: \$605
 Based on 2 registered Unit rentals compared over the last 12 months.

STIRLING - Recently Sold Properties

Median Sale Price

\$1.1m

Based on 11 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-7.9%

Current Median Price: \$1,100,000
Previous Median Price: \$1,195,000

Based on 35 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

11

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

8 MCKAIL CRES



\$1,200,000

Sold 21 Days
Sep 2023

713 m² 4 2 2

58 FREMANTLE DR




\$730,000

Sold 22 Days
Jul 2023

811 m² 3 1 1

2 SERRA PL



\$840,000

Sold 35 Days
Jun 2023

743 m² 4 2 1

